

OPPOSITE PARTY OR HIS COUNSEL AT LEAST FIVE DAYS BEFORE THE HEARING. IF THE JUDGMENT OF THE DISTRICT COURT SHALL BE IN FAVOR OF THE LANDLORD, A WARRANT SHALL BE ISSUED BY THE APPELLATE COURT TO THE SHERIFF, WHO SHALL PROCEED FORTHWITH TO EXECUTE THE WARRANT.

(3) NO JUDGMENT FOR RESTITUTION WHEN POSSESSOR ALLEGES TITLE IN THIRD PARTY. IF THE TENANT OR PERSON IN POSSESSION SHALL ALLEGE THAT THE TITLE TO THE LEASED PROPERTY IS DISPUTED AND CLAIMED BY SOME PERSON WHOM HE SHALL NAME, BY VIRTUE OF A RIGHT OR TITLE ACCRUING OR HAPPENING SINCE THE COMMENCEMENT OF THE LEASE, BY DESCENT OR DEED FROM OR BY DEVISE UNDER THE LAST WILL OR TESTAMENT OF THE LANDLORD, AND IF THEREUPON THE PERSON SO CLAIMING SHALL FORTHWITH APPEAR, OR UPON A SUMMONS TO BE IMMEDIATELY ISSUED BY THE DISTRICT COURT AND, MADE RETURNABLE WITHIN SIX DAYS NEXT FOLLOWING, SHALL APPEAR BEFORE THE COURT AND SHALL, UNDER OATH, DECLARE THAT HE BELIEVES THAT HE IS ENTITLED IN MANNER AFORESAID TO THE LEASED PROPERTY AND SHALL, WITH TWO SUFFICIENT SECURITIES, ENTER INTO BOND TO THE PLAINTIFF, IN SUCH SUM AS THE COURT SHALL THINK IS A PROPER AND REASONABLE SECURITY TO SAID PLAINTIFF OR PARTIES IN INTEREST, TO PROSECUTE WITH EFFECT HIS CLAIM AT THE NEXT TERM OF THE CIRCUIT COURT FOR THE COUNTY, OR THE NEXT TERM OF THE BALTIMORE CITY COURT, AS THE CASE MAY BE, THEN THE DISTRICT COURT SHALL FORBEAR TO GIVE JUDGMENT FOR RESTITUTION AND COSTS. IF THE SAID CLAIM SHALL NOT BE PROSECUTED AS AFORESAID, THE DISTRICT COURT SHALL PROCEED TO GIVE JUDGMENT FOR RESTITUTION AND COSTS AND ISSUE ITS WARRANT WITHIN TEN DAYS AFTER THE END OF SAID TERM OF COURT.

(4) TO WHAT TENANCIES APPLICABLE; TIME OF NOTICES NOT APPLICABLE IN BALTIMORE CITY; EXCEPTION IN MONTGOMERY COUNTY. THE PROVISIONS OF § 8-402 (B) SHALL APPLY TO ALL CASES OF TENANCIES FROM YEAR TO YEAR, TENANCIES BY THE MONTH AND BY THE WEEK. IN CASE OF TENANCIES FROM YEAR TO YEAR (INCLUDING TOBACCO FARM TENANCIES), A NOTICE IN WRITING SHALL BE GIVEN THREE MONTHS BEFORE THE EXPIRATION OF THE CURRENT YEAR OF THE TENANCY, EXCEPT THAT IN CASE OF ALL OTHER FARM TENANCIES, THE NOTICE SHALL BE GIVEN SIX MONTHS BEFORE THE EXPIRATION OF THE CURRENT YEAR OF THE TENANCY; AND IN MONTHLY OR WEEKLY TENANCIES, A NOTICE IN WRITING OF ONE MONTH OR ONE WEEK, AS THE CASE MAY BE, SHALL BE SO GIVEN; AND THE SAME PROCEEDING SHALL APPLY, SO FAR AS MAY BE, TO CASES OF FORCIBLE ENTRY AND DETAINER. THIS SUBSECTION (4), SO FAR AS IT RELATES TO NOTICES, SHALL NOT APPLY IN BALTIMORE CITY. NOTHING CONTAINED IN THE LAWS RELATING TO LANDLORD AND TENANT CONTRACTS SHALL BE CONSTRUED AS PREVENTING THE PARTIES, BY AGREEMENT IN WRITING, FROM SUBSTITUTING A LONGER OR SHORTER NOTICE TO QUIT THAN HERETOFORE REQUIRED OR TO WAIVE ALL SUCH NOTICE, PROVIDED